

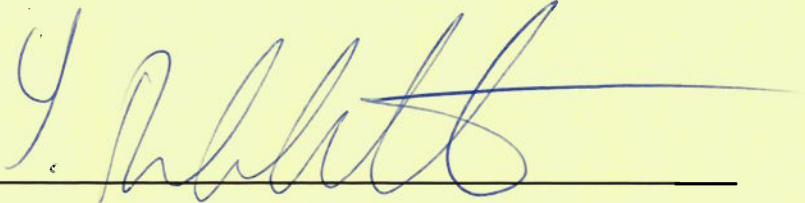
An
Coimisiún
Pleanála

Commission Direction
CD-001244
PL-500342-GY-25

The submissions on this file and the Inspector's report were considered at a meeting held on 28 August 2026.

The Commission decided, by majority decision 2:1, to refuse permission, generally in accordance with the Inspector's recommendation, as indicated in the draft Order hereunder.

Planning Commissioner:


Tom Rabbette

Date:

11th day of September 2026

DRAFT ORDER

Reasons and Considerations

1. It is considered that the retention and completion of a dog kennel as proposed at this location would constitute an ad hoc and uncoordinated form of development in this rural area, given that the facility is removed from the place of residence of the owner/operator. Having regard to the scale

and nature of the use concerned, its proximity to residential property and the absence of on-site management to oversee the welfare of the animals being accommodated, it is considered that the proposed development and development proposed to be retained would give rise to a risk of noise intrusion and disturbance outside of the site and would, therefore be contrary to the provisions of DM Standard 13 of the Galway County Development Plan 2022-2028 and would seriously injure the amenities of property in the vicinity of the site. The proposed development and development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

2. On the basis of the information provided, the Commission is not satisfied that appropriate measures relating to the collection and disposal of animal waste arising from the facility have been satisfactorily demonstrated. The Commission is also not satisfied based on the information provided, that water supply arrangements to cater for the intended development can be provided and maintained. In the absence of such satisfactory arrangements being provided, the development would be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Commission considered that the Inspector's recommended refusal reason number 3 raised matters that may be addressed by amendments to the development, in addition, the Commission had concerns in relation to the need for the extent of hard surfacing/gravel area to be retained on the site but given the

substantive reasons for refusal, decided not to pursue these matters any further in this instance.